

Everybody's Farm

Mason, OH



Named for the radio show broadcast from this site from 1941 to the 1960's, Everybody's Farm exemplifies Bayer Becker's multi-disciplinary design and project management capabilities. The 44 acre mixed use site design integrates sustainable technologies with public space. Educational stopping places are integrated into the pedestrian environment highlighting the hydrology and the ecological restoration of the site for visitors. A central pedestrian green will offer visitors a place for resting, outdoor dining and gathering, and will provide historical information on the farm and its iconic radio show.

Bayer Becker tailored the public infrastructure to meet the needs of the outlot developments, while maintaining the flexibility to serve future tenants. Public improvements, including roadway and utilities, were funded through Tax Increment Financing (TIF) and Bayer Becker assisted with TIF budget coordination as well as public/private development issues.

Identification of cost saving measures were critical to the success of this project. For Everybody's Farm, removing a water main connection, utilizing an existing regional basin to address the city's storm water quantity requirements, and coordinating our design with Duke Energy to identify the most efficient electric service layout are just a few of the examples. Sustainable efforts that will save future operating costs include restoration of a native stream environment, rain gardens and exfiltration trenches.

Bayer Becker's experience with challenging projects and our relationship with the city assured our client, and helped to move the project forward quickly. The ability to create and implement a unique design, while coordinating a TIF development, required Bayer Becker to meet tough deadlines, and produce accurate plans to successfully deliver this project.



Project Stats

Client:	Henkle Schueler
Location:	Mason, OH
Year:	2011
Market:	Mixed Use
Project Size:	40.00 Acres

Services Provided:

SURVEYING SERVICES

- 3D Modeling for Machine Control
- Boundary Surveys
- Construction Layout & Staking
- Easement Exhibits & Descriptions
- Legal Descriptions
- Location Surveys
- Record Plans
- Right-of-way Surveys & Drawings
- Topographic Surveys
- Utility As-Builts & Record Drawings

CIVIL ENGINEERING SERVICES

- Bidding Assistance
- Construction Administration
- Earth Retaining Structures
- Erosion Control Planning, Permitting & Inspection
- Ex-filtration Trench
- Foundation Design
- Grading & Earthwork Analysis
- Hydrologic & Hydraulic Analysis
- Storm Water Collection System
- Storm Water Control Facilities
- Structural Site Amenities
- Waste Water Infrastructure
- Water Supply Infrastructure

TRANSPORTATION ENGINEERING SERVICES

- Access Management Plans
- Intersection Design
- Maintenance of Traffic Plans
- Roadway Design
- Sight Distance Studies
- Signing & Striping Plans
- Street Rehabilitation

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Bio-retention Cell
- Community Identity Design
- Due Diligence Research
- Market Graphics
- Master Planning
- Park and Recreation Planning and Design
- Planting Plans
- Preliminary Budgeting - Final Cost Estimating
- Rain Gardens
- Site Furnishing Selection
- Site Planning
- Zoning consultation